

CITY OF SAN BRUNO



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COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION AGENDA

Tuesday, February 15, 2005
San Bruno Senior Center
1555 Crystal Springs Road
7:00 p.m.

Roll Call

Pledge of Allegiance

1.	Approval of Minutes	January 18, 2005	
2.	Communications		
3.	Public Comment		
4.	741 San Mateo Avenue <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> C (General Commercial District)	Description: Police Department requests that the Planning Commission conduct a hearing to receive testimony and consider any other relevant evidence to determine: 1. Whether or not the conduct, management and maintenance of the Deemed Approved Activities at the Crossroads Tavern, conforms with the performance standards set forth in Chapter 5.22 of the San Bruno Municipal Code; 2. Whether or not abatement conditions should be imposed; or 3. Whether or not the Deemed Approved Status should be revoked.	Actions ↓
5.	Capital Improvement Project Budget Review	Request for adoption of a resolution confirming review of the 2004-2005 San Bruno Capital Improvement Budget and its conformance with the San Bruno General Plan.	
6.	283 Florida Avenue (UP-04-50) (VA-04-08) (PE-04-13) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-2 (Low Density Residential)	Request for a Conditional Use Permit to allow construction of an addition, which proposes to increase the Gross Floor Area by more than 50%, a Variance to allow a substandard sideyard setback, and a Parking Exception failing to meet the minimum parking standards for an expansion with no off-street parking spaces, 12.200.030.B.1, 12.124.010.A., and 12.200.080.1. of the San Bruno Zoning Ordinance. Andres Burgeno (Owner), Roberto Borja (Applicant/ Architect).	

7.	<p>283 Walnut Street (UP-04-52)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p>	Request for a Conditional Use Permit to allow construction of an addition which proposes to increase the Gross Floor Area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Ashwin Prasad (Owner), Sujendra Mishra (Applicant/ Architect).	
8.	<p>621 Masson Avenue (UP-04-56) (PE-05-02)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-2 (Low Density Residential)</p>	Request for a use permit and parking exception to allow the conversion of an existing single family home to a Church use (office & support services) per Section 12.96.060, 12.100.120 & 12.112 of the San Bruno Zoning Ordinance. Raymond Laherrere (owner); House of God in San Bruno (applicant)	
9.	<p>Adjacent to Water Tank @ Junipero Serra Freeway in Open Space land behind 455- 465 Cunningham Way</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> O (Open Space Conservation District)</p>	Request for a conditional use permit to allow installation of a wireless communications facility per Chapter 12.112 & 12.96 of the San Bruno Zoning Ordinance. AT&T Wireless (Applicant), City of San Bruno, (Property owner).	
10.	<p>1150 El Camino Real (Shops At Tanforan)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> P-D (Planned Development)</p>	Request for a use permit for a proposed restaurant to allow alcoholic beverage sales per San Bruno Ordinance 1685. BJ's Restaurant, Inc. (Applicant); Shops at Tanforan (Owner)	
11.	<p>The Village at the Crossing Senior Apartments (Northwest Corner of National Avenue and Commodore Drive (Parcels 5 & 6) - Navy Site Specific Plan Area</p> <p><u>Environmental Determination:</u> This proposal is being completed in accordance with the Existing Environmental Impact Report for the Navy Site Specific Plan dated December 29, 2000 (SCH # 99092026).</p> <p><u>Zoning:</u> P-D (Planned</p>	Request for a Planned Development Permit and Architectural Review Permit to construct a 228-unit, four (4) story age-restricted apartment building, with one level of underground parking, on Parcels 5 & 6 of The Crossing for the purpose of developing the site in conformance with the adopted U.S. Navy Site Specific Plan, per Chapters 12.96.190 and 12.108.010 (A) of the San Bruno Zoning Ordinance. KDF Communities, LLC (Owner/Applicant), Kwan Henmi Architects, Inc. (Architects)	

	Development)		
12.	Paragon Apartments (901 Commodore Avenue (LOT 2) - Navy Site Specific Plan Area) <u>Environmental Determination:</u> This proposal is being completed in accordance with the Existing Environmental Impact Report for the Navy Site Specific Plan dated December 29, 2000 (SCH # 99092026). Zoning: P-D (Planned Development)	Request for a Planned Development and Architectural Review Permit to construct a 185-unit, four (4) story apartment building with two levels of parking, one at grade and one below grade, on Lot Two of The Crossing for the purpose of developing the site in conformance with the adopted U.S. Navy Site Specific Plan, per Chapters 12.96.190 and 12.108.010 (A). Regis Homes & TMG Partners (Owner/Applicant), McLarand Vasques Emsiek & Partners, Inc. (Architects).	
13.	City Staff Discussion	Current Projects Update (Set for March) ABC Ordinance Update	
14	Planning Commission Discussion	Selection of Architectural Review Committee Members for March.	
15.	Adjournment		

Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.